

2 The Lindon City Council and Lindon City Planning Commission held a Joint Work
3 Session as part of the regular City Council meeting held on **Tuesday, February 2, 2016**
4 **at approximately 9:00 p.m.** in the Lindon City Center, City Council Chambers, 100
North State Street, Lindon, Utah.

6 **JOINT WORK SESSION** – 9:00 P.M.

7 Conducting: Van Broderick, Mayor Pro Tem

8 **PRESENT**

ABSENT

10 Van Broderick, Councilmember Jeff Acerson, Mayor
11 Randi Powell, Councilmember
12 Matt Bean, Councilmember
13 Carolyn Lundberg, Councilmember
14 Jacob Hoyt, Councilmember
15 Adam Cowie, City Administrator
16 Cody Cullimore, Chief of Police
17 Hugh Van Wagenen, Planning Director
18 Brandon Snyder, Associate Planner
19 Kathryn Moosman, City Recorder

20 **PLANNING COMMISSIONERS**

21 Rob Kallas
22 Bob Wily
23 Sharon Call
24 Charlie Keller
25 Matt McDonald
26 Mike Marchbanks

- 27
- 28 1. **Call to Order** – The meeting was called to order at 6:00 p.m.
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 - 30 2. **Joint Work Session / Discussion – Ivory Homes; Anderson Farms Development.**
31 The City Council and the Planning Commission will discuss aspects of the proposed
32 Ivory Homes development west of Geneva Road and South of 700 North. Items of
33 discussion may include proposed density, setbacks, overall plan design, area-wide
34 impacts, etc. As this is a discussion item only no public comment will be taken. No
35 formal action will be taken at this time.
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38 Mr. Cowie led this joint discussion by stating the Anderson Farms development
39 proposal by Ivory Homes will be heard tonight in this public meeting with the City
40 Council and Planning Commission. Mr. Cowie explained that staff will lead the
41 discussion on various topics and noted he may ask for a straw poll vote on specific items
42 in an effort to see how comfortable the group is with the specifics of the proposal and if
43 possible, he would like to find common ground on several issues prior to the proposal
44 coming to a final vote as there on varying opinions by this group. Mr. Cowie then
45 referenced a summary overview sheet of the proposed Master Development Agreement,
46 general impacts from the development, and reviewed the exhibits to the agreement that

2 have been provided in the staff packets. He noted no public comment will be taken as this
item is for discussion only.

4 Mr. Cowie stated that the Council and Planning Commission may ask questions of
Ivory's representatives if desired but no formal decisions will be made on these items. It
6 is hopeful that clear direction and a possible consensus on the development can be made
for or against these specific issues tonight. Mr. Cowie noted the MDA draft is
conceptual in nature and intended to be a guiding document and just laying out the terms.

8 Mr. Cowie then referenced for discussion the following MDA Summary issues:

- 10 • *Units (1.2.25)*
 - 12 ○ *500 single family units which includes detached single family
homes and townhomes*
 - 14 ○ *450 apartments (multi-family)*
- 16 • *Concept plan is a guide but may change as long as any change substantially conforms to
intent of concept plan (3.1)*
- 18 • *Apartment concept is very rough and parties agree to work together to establish design and
development issues at a later date (3.4)*
- 20 • *Development standards can be adjusted from time to time and still be applicable to Anderson
Farms (4.3)*
- 22 • *Agreement expires upon build out or 20 years (4.5)*
- 24 • *Park construction (6.1.1)*
 - 26 ○ *Park will be complete prior to completion of 60% of single family residential
units (280 units)*
- 28 • *Maintenance (6.2)*
 - 30 ○ *City responsible for Regional Park, Trails, sidewalks, streets,
storm water detention ponds*
 - 32 ○ *HOA responsible for everything else*
- 34 • *Private streets in Parcel C (townhomes) and Parcel l (apartments) (6.3)*
- 36 • *Sewer/Ground Water lift station cost sharing (7.3)*
 - 38 ○ *Ivory will finance construction*
 - 40 ○ *City will reimburse for any upsizing*
 - 42 ○ *Final cost responsibility will be determined following construction*
 - *Ivory is responsible for costs as if they built infrastructure to only
service their project*
 - *City is responsible for everything else*
 - *City plans on imposing a Ground Water Lift Station Utility Fee within
the project to cover costs of operation, maintenance, etc.*
- *Infrastructure Phasing (7.4)*
 - *Each phase will build appropriate infrastructure to sustain itself without
reliance on future phases being built*
- *Buffering to Industrial Zone:*
 - *Parcels E and F (7.4.4 and 7.4.5)*

- *Eight foot tall wall*
- *Triple pane windows facing industrial*
- *Parcels G and H (7.4.6 and 7.4.7)*
 - *Eight foot tall wall*
 - *Triple pane windows facing industrial*
 - *Landscaping along 500 North*
 - *Units set back 160 feet from existing industrial building on 500 North*
- *Seller disclosure regarding adjacent zoning and uses (7.6) to any future buyers*
- *Impact Fees (9.1)*
 - *Park impact fees held in escrow until the Regional Park is completed; fees are then released to the developer (guarantee to the city)*
 - *Sewer, storm water, culinary water, secondary water, public safety, and road impact fees are credited to developer for any "system improvements." No credit given for project improvements.*
- *Pressure Irrigation system to be provided (9.8) for residential development. Significant amount of construction. JUB is contracted.*

Following the MDA overview Mr. Cowie stated there has been a lot of tweaks and changes but staff feels they have covered all of the big issues; this is conceptual in nature in a lot of aspects.

Mr. Cowie then asked the group for discussion to gauge opinions on several reoccurring items to consider as follows:

- 1) Density in general numbers (apartments, townhomes, and housing in general) current plan is 447 units. He reiterated they have presented lower story buildings closer to the residential (stair-stepping effect). He noted Ivory will have to come back with a site plan so the layouts may change, heights etc. He asked the group how they feel about the overall numbers of doors (assuming traffic is acceptable per the traffic study). There was then some discussion by the group as follows:

Chairperson Call: Commented that it seems apparent as these discussions have gone on that the majority of the city council and planning commission feel comfortable, however she has concerns with the sheer numbers of apartments/condos (high density types). She likes the idea of the feathered approach. Her other concern is that there is now higher density behind the extended commercial area as a result of a concession. Chairperson Call also asked when the architectural standards will be reviewed. Mr. Cowie replied the townhome projects and apartments will have to come forward for site plan approval to the Council and Commission (per the MDA).

Councilmember Broderick: Mentioned the high density and traffic flow and asked when the traffic study will be completed as this is one way for him to define the density. Mr. Cowie stated Ivory has submitted and provided a traffic survey and it has been reviewed by the City Engineer. Mr. Cowie will forward the study to the council when completed and the City Engineer can address this issue with the council.

2 **Commissioner Kallas:** Commented that everyone wants the apartments to stay high
3 quality as to stay full so it will remain nice. If it stays empty that will tend to bring down
4 the demand and we may start seeing things we don't want to see. He feels if we try to
5 limit the density it makes them less desirable and if we are trying to limit density to feel
6 better about it we may be damaging the value of area overall.

7 **Councilmember Powell:** Commented she feels this comes down to location as this is the
8 only place in the city she would be comfortable with this project. She is comfortable with
9 it for several reasons. She feels the millennials don't want larger lots with the
10 maintenance involved and the access it provides. This would be the only place in Lindon
11 like this and to be a well-planned out community it needs the density; she is ok with the
12 numbers per acre.

13 **Commissioner Marchbanks:** Agreed with Commissioner Kallas' statement as far as the
14 number of units, but he would like it shown on the plat that we will transition and to
15 blend or feather the 2 story on up and adjust the numbers if need be.

16 **Commissioner McDonald:** Feels this development will bring desirable types of
17 businesses to 700 North and perhaps a Trax station. This will also give the Fieldstone
18 development neighbors as they are isolated in the community. He also asked when it
19 comes down to 325 units vs. 450 how does that make it more "Lindon." Does it all boil
20 down to open space? He questioned if this doesn't pencil out for Ivory will they pull
21 completely out and then what do we get; we don't want that area to be piece meal.
22

23 **Commissioner Wily:** Mentioned that Ivory builds the market better than anyone else and
24 they know what is going to sell and what will be attractive; Ivory builds a beautiful
25 product. He feels this will be a plus to the community; this whole community with a mix
26 with the apartments and the feathering it will be good.
27

28 **Councilmember Bean:** Commented that he feels pretty comfortable but he senses there
29 were several on the council that are not. That is one of the purposes for the meeting
30 tonight to flesh out some of that and to get a feel for where others stand.
31

32 **Commissioner Keller:** Commented he feels density is needed but has concerns about
33 parking. He wonders where that number is to bring and support development along the
34 700 North Corridor.
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36 **Councilmember Lundberg:** Stated she feels apartments are appropriate and she is not
37 against them in the location and she feels this will spur development on the 700 North
38 Corridor with a potential TOD. However, she feels we need to look at what kind of a
39 community do we want there and the elements that make people want to stay. She is just
40 seeing so many rooftops and concrete and not enough open space. She gave examples of
41 other complexes. She would be more comfortable with the numbers down around 325
42 doors vs. 450 units. We are breaking the mold here in Lindon and we are taking on one of
43 the biggest apartment complexes in the ICO portfolio. She is open to density but it is a
44 matter of finding the "sweet spot." It is about design not height; there is a scale and
45 enormity you cannot escape and the question is if that is right for Lindon.
46

2 **Chairperson Call:** Agreed with Councilmember Lundberg’s statement; it comes down to
density and how high and stacked the apartments are.

4

6 **Councilmember Bean:** Also agreed with Councilmember Lundberg’s statement and he
would also like to see a little more open space. He likes the townhomes with some open
space there. This is subjective (one number from another) but right now he would feel
8 more comfortable with 25 units per acre. He realizes that this is a significant concession
that Ivory has done to make it potentially possible for a major retailer to come in that will
10 jumpstart 700 North commercially. He also realizes that we don’t know what is going to
happen here as we may possibly get a Trax station but it would be good to have the doors
12 here for whatever develops on 700 North. He appreciates that Ivory needs to make this
work but he is not sure what that number is to make it work so everyone in this group
14 feels comfortable.

16 **Mayor Pro tem Broderick:** Commented he feels a lot of this is based on the traffic
study. He understands that the doors help the development but he would be comfortable
18 with the 25 per acres.

20 **Chairperson Call:** Would like to see the number lowered to 25 per acre.

22 **Councilmember Lundberg:** If the amount of units are allowed there needs to be
flexibility with design to create more open space to create more of a park like setting vs.
24 just asphalt and buildings. She added she is pleased with the work that Ivory has done
with this master planned community and because of the amenities they are bringing she
26 feels there is enough doors to bring development to 700 North without building the
biggest building with the most units as to maintain Lindon values.

28

30 **Councilmember Hoyt:** Stated he appreciates all the comments heard tonight. He then
read the mission statement included in the city budget. He noted he is personally a little
more “old school” Lindon. He feels 450 units seems so much for a city that has never
32 done anything like this; it seems like a lot to “bite off.” This would be unique to Lindon
and he is not sure that the density is right for Lindon as there are citizens that have the
34 “open space feel” expectation. However, he does agree with a lot of what has been said
and feels this will bring commercial development to 700 North. He has had this opinion
36 from the beginning of this project but he is open to discussion because there is a lot of
potential and Ivory is a great builder. The number is subjective but is does not have a
38 number right now; 25 per acre is pushing the envelope.

40 **Councilmember Powell:** Asked how many millennials can come back to Lindon and
afford a home on ½ acre lot. This development will provide that opportunity. She doesn’t
42 have a problem with the number because of this master plan and it will bring
development to the corridor.

44

46 Following discussion Mr. Cowie summarized that he is hearing in general the
majority of the group would like to see less density but there is not a specific number.

2 There was then some discussion regarding building height including maximum heights
with four story buildings and feathering.

4 Mr. Cowie observed he is seeing the majority of the City Council would like to
see a fewer number of doors, and the majority of the Planning Commission is
6 comfortable with the higher number of doors; we need to come to a consensus. Mr.
Cowie stated he is also hearing the group is generally comfortable with the apartments
8 but would they would like to find the “sweet spot.” He suggested looking for the
Planning Commission recommendations and go from that point. Mr. Cowie mentioned
10 the items heard tonight that need to be included in the agreement with their design are as
follows: 1) stair stepping occurs going from the 2, 3, and 4 stories and 2) 4 story height is
12 not a big concern and 3) aesthetics and 4) taller buildings are ok if they provide for more
open space and 5) shorter buildings with less open space are not desirable. There was
14 then some additional discussion by the group at this time.

16 Mayor Pro tem Broderick allowed Mr. Tony Crupa, with Coldwell Bankers, to
address the group at this time.

18 **Tony Crupa:** Mr. Crupa commented that he appreciates the comments heard tonight. He
20 stated this is a simple issue with retailers and per all the studies completed, if the rooftops
aren't there and if they don't have density they will go elsewhere. This is a prime
22 opportunity for Lindon with great freeway access, but without the rooftops and density
the big boxes won't come; these are the facts. There was then some general discussion.

24 Mr. Cowie brought up setbacks. Mr. Van Wagenen distributed photos of different
26 side setbacks for comparison. Mr. Cowie asked the group what setbacks they are
comfortable with. Following discussion the majority of the group was comfortable with the
28 6 ft. side setbacks. Following discussion the group was comfortable with the provided
buffering. He also observed it seems we are pushing for higher design standards and
30 guidelines.

32 Mr. Cowie observed, in general, the group is much closer to a consensus than he
thought and he thanked Ivory for all of their work on the project and the agreement. He
34 noted the City Engineer and City Attorney will be in attendance at the Planning
Commission meeting to answer any questions or concerns. Mr. Cowie stated he will send
36 an updated draft of the MDA to the Council and the Commission and he would also advise
the Commission to vote how they feel.

38 *At this time, Ross McClintock invited the group to the Utah Valley Symposium to be
40 held on Tuesday, February 23, 2016 at the Provo City Convention Center from 8-12.
Robert Grow will be speaking. Mr. Van Wagenen stated he will send the invitation to the
42 group.*

44 Following some additional discussion Mayor Pro tem Broderick moved on to the
next agenda item.

46 **Adjourn** – This portion of the meeting was adjourned at approximately 10:30

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Approved – February 23, 2016

Kathryn Moosman, City Recorder

Sharon Call, Chairperson